



Michael Steel & Co
PROPERTY CONSULTANTS

TO LET

**SINGLE STOREY
INDUSTRIAL/WAREHOUSE WITH
SUBSTANTIAL YARD**

**SPEN VALE STREET, OFF STATION LANE,
HECKMONDWIKE,
WEST YORKSHIRE, WF16 0PS**

2,569m² (27,657 sq ft) on 2.52 acres (gross)



- Predominantly single storey/ground floor factory/warehouse premises with offices & ancillary facilities
- Conveniently located on outskirts of Heckmondwike benefitting from good access throughout North Kirklees/Heavy Woollen District
- Benefitting from large surfaced yard providing significant external storage/vehicle parking

Available January 2023

0113 2348999

Location

The premises are situated with a frontage to Spen Vale Street, in a predominantly industrial area with nearby occupiers including Al-Murad, Mileta Sports/Tog 24 and Denley Engineering. In addition, the premises benefit from access to the rear yard via Smithies Lane adjacent to the modern Videcon premises. Smithies Lane leads to the renowned Yorkshire Visitor Centre and farm, Ponderosa, and is also adjacent Ponderosa Business Park.

Both Spen Vale Street and Smithies Lane are accessed off Station Lane which is only a short distance from the centre of Heckmondwike. As well as being situated in the centre of North Kirklees/Heavy Woollen District, the premises enjoy good links to the A62 Leeds Road and Junctions 25, 26 and 27 of the M62.

Description

The premises comprise interconnecting warehouse/industrial buildings with, to the front, being modern steel portal frame clad in metal decking. The front section, accessed off Spen Vale Street, is interconnecting to the central industrial/warehouse space (via concrete ramps).



The remainder is also single storey being brick built and providing both industrial space along with offices and ancillary facilities.

Externally the premises benefit from a substantial mainly concrete yard area.

Total Site Area 1.02ha (2.52 acres) gross

Accommodation

Works/warehouse 895m² (9,638 sq ft)
Providing industrial/warehouse space and electricity substation to the side. Benefitting from large roller shutter loading door to the front (off Spen Vale Street) and internal concrete ramps to the interconnecting space.

Works/warehouse 1,055m² (11,356 sq ft)
Comprising factory/warehouse space with a rear roller shutter loading door (to the yard) and part beneath the upper floor work space.

Workshop, office & ancillary space 600.18m² (6,663 sq ft)
Comprising workshop/factory with a roller shutter loading door from the main yard; along with office and ancillary space including private offices, meeting rooms, locker rooms, showers, kitchen area and toilet facilities.

Gross Internal Floor Area 2,569m² (27,657 sq ft)

Services

We are advised the premises benefit from mains water, sewer drainage and three phase electricity, in addition to individual appliances including heating and lighting. However no tests have been carried out on any of the aforementioned services or appliances and therefore we are unable to comment as to their condition or capacity.

EPC

An EPC has been commissioned and will be available upon request.

Rating

We are verbally advised by the Valuation Office website the premises are assessed as Concrete Tile Works & Premises with Rateable Value £83,000.

The National Uniform Business Rate for 2022/23 is 49.9p in the £, ignoring transitional phasing relief and allowances to small businesses.

Prospective tenants should satisfy themselves with regard to all rating and planning matters direct with the Local Authority, Kirklees MC Tel: 01484 221000.

Lease Terms

The premises are offered by way of a new tenants full repairing and insuring lease for a period of years to be agreed, incorporating 3 yearly rent reviews, with rent available upon application.

The rent is to payable quarterly in advance by direct debit/standing order.

VAT

All rents are quoted exclusive of VAT and VAT to be charged is applicable.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs incurred in the preparation of a lease and its counterpart.

Viewing/Enquiries

Strictly by appointment only with the sole agents:-

Michael Steel & Co
Alec Michael
Ben Preston
Our Ref: 3304/A/M
Updated November 2022

Tel: 0113 234 8999
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Subject to Contract



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Michael Steel & Co conditions under which particulars are issued

This property is offered subject to contract, availability and confirmation of details. These particulars do not form part of a contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or Michael Steel & Co. or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.